



REMAX
Property

Seven Wells Crescent, East Calder, EH53 0GT

Offers Over £350,000



An Amazing 4 Bed New Build House with Garage

This wonderful 4 bed detached home is nestled in a peaceful residential area of Calderwood, East Calder. Ideally located to take advantage of the local facilities including a nursery and primary school. Less than 5 years old, benefiting from all the modern building standards, including solar panels, the property also has an NHBC warranty in place. Sharon Campbell and REMAX Property are delighted to bring to the market this stunning house in Seven Wells Crescent, EH53 0GT.

Freehold Property.

Council Tax Band F.

EPC B.

Factor Fees: £292 Calderwood Community Services – Payment for phase 3 and Bellway parcel of land factoring.

Situated in the new Calderwood development, which is a growing community with modern facilities, including a brand-new Primary School and Nursery. East Calder is a highly regarded town and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links with the Edinburgh City Centre, and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The town has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's Academy. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, barbers and hairdressers, a local bistro pub and takeaways, a public park and football pitches. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.

Front Garden and Garage

Welcoming you to this lovely property is a double mono-blocked driveway leading to an integrated garage, providing ample off-street parking. A paved path runs along the side of the house, giving access to the rear garden via a gated entrance. The garage, 5.448m x 2.476m (17'10" x 08'01") has a single up and over door and there is power and light. An electric car charging point is located to the side of the house. The garden is neatly landscaped with a combination of lawn and established shrubs and a tree, adding greenery and kerb appeal.

Entrance Hallway

Step into this charming space through a composite door with a glazed panel, allowing natural light to brighten the space. The modern décor begins with white painted walls and laminate to the floor with a recessed welcome mat. An inviting atmosphere is created with two lots of ceiling lighting. An under stairs cupboard, a smoke detector, power points and a radiator complete this area.

Lounge

5.412m x 3.157m (17'09" x 10'04") This bright room continues the contemporary décor, with a neutral carpet to the floor and neutrally painted walls. The natural lighting from the front facing windows is enhanced by a ceiling light. A smoke detector, a radiator, a television aerial socket and power points are provided.



Dining Kitchen

5.762m x 3.019m (18'11" x 09'11") This modern kitchen is presented with laminate flooring flowing through from the hallway and crisp white walls, giving the space a fresh and airy feel. The two glazed rear doors and windows bring in an abundance of natural light. The mocha gloss cabinetry is paired with co-ordinating worktops and upstands with a useful breakfast bar. A range of integrated appliances include: an eye-level double oven, full-height fridge-freezer and under-counter dishwasher. The fourring gas hob sits beneath a cooker hood with a stainless-steel splashback. The one and a half stainless-steel sink with drainer and mixer tap is ideally positioned below the rear-facing double window. There is plenty of space for a table and chairs. Additional features include recessed ceiling downlight, a ceiling light, an extractor, a heat detector, two radiators and power points.

Utility Room

1.831m x 1.804m (06'00" x 05'11") The flooring, cabinetry and worktops continue from the kitchen to create a useful room. A second stainless steel sink with drainer is a very practical addition. There is under counter space for a washing machine and dishwasher. Ceiling lighting, an extractor fan, a radiator and a half-glazed door are all included.

Living Level Toilet

1.906m x 1.108m (06'03" x 03'08") An essential for modern day living, this room is fitted with a white wall mounted sink and a white back to wall toilet. A window provides natural light, complemented by a ceiling light. The modern décor continues with half tiled walls, part painted walls and laminate flooring. An extractor fan and a radiator are also supplied.

Stairs and Landing

A beige carpet leads up to carpeted upper landing and is decorated with neutral tones to the walls. Additional features include ceiling lighting, an attic hatch, a smoke detector, a radiator, a double power point and an integrated cupboard.



Primary Bedroom

4.262m x 3.497m (13'11" x 11'06") up to the wardrobes This fabulous room is decorated with neutrally painted walls and a carpet to the floor. A front facing window provides natural light with the addition of a ceiling mounted light. A triple fronted built-in wardrobe provides storage. Power points, a television aerial socket, a radiator and a second thermostat for dual zone heating are all provided.

En-Suite Shower Room

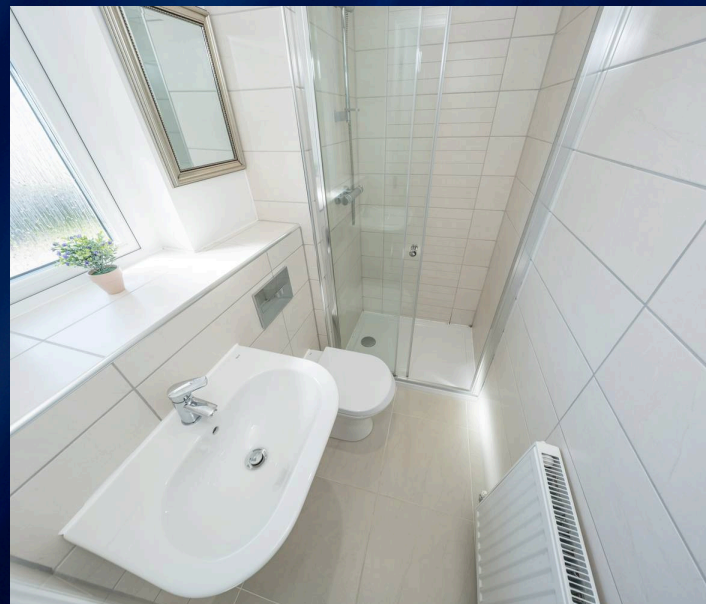
1.964m x 1.039m (06'05" x 03'10") plus shower cubicle This useful room comprises of a wall mounted shower set in a walk-in cubicle, a back to wall toilet and a wall mounted sink. Decorated with tiled flooring and tiled walls. A window brings in natural light and is complemented by recessed ceiling downlights. A radiator and an extractor fan complete this room.

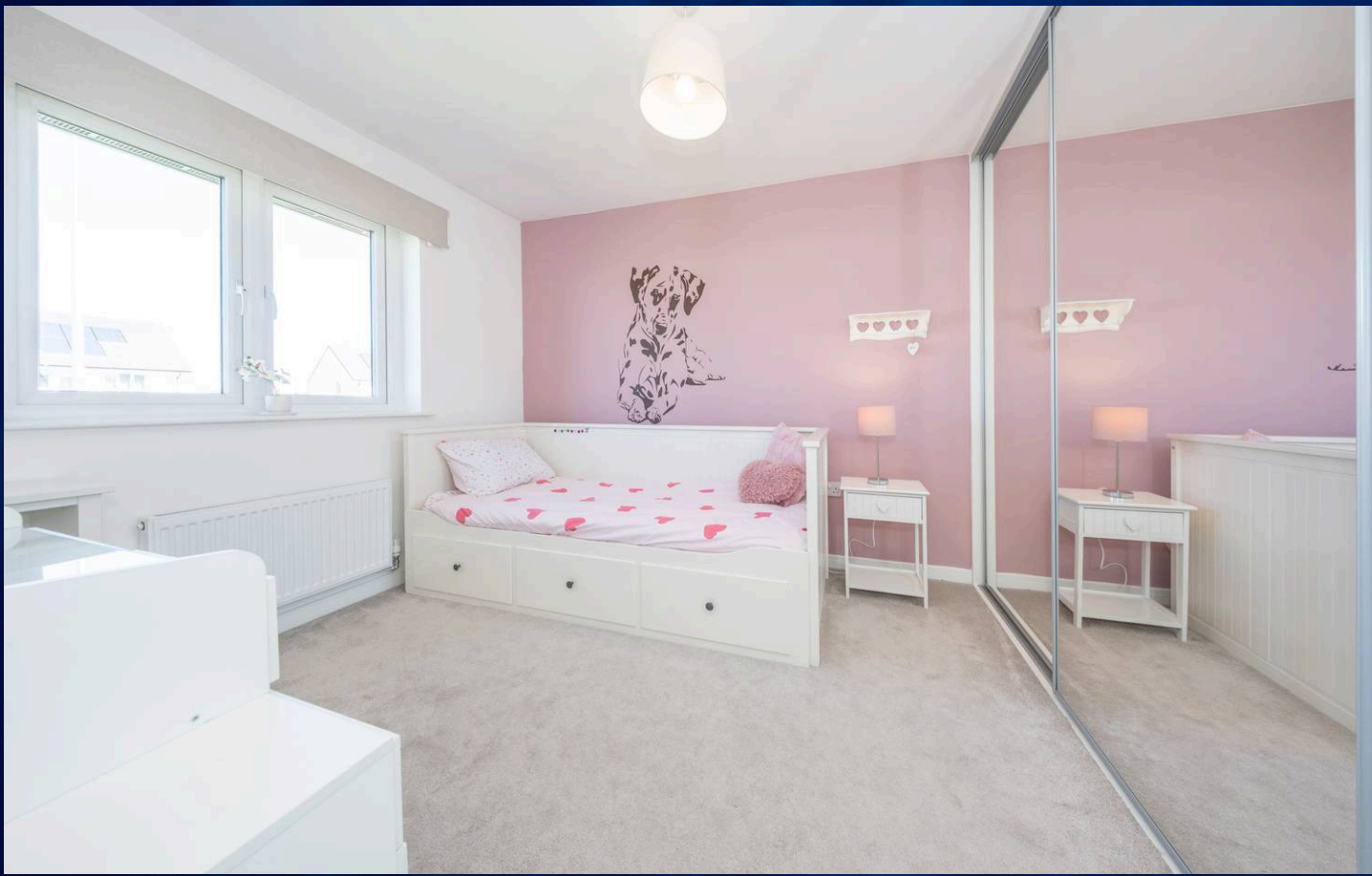
Second Bedroom

2.986m x 2.696m (09'10" x 08'10") up to the wardrobes Presented with one feature wall and neutral tones to the remainder with a fully fitted carpet, this room has a bright and cosy feel. The rear facing double window has views over the garden while allowing in natural light, with a radiator set below for warmth. Large, triple fronted mirrored wardrobes provide an abundance of storage. The space is finished by a ceiling light and power points.

Family Bathroom

2.801m x 1.498m (09'02" x 04'11") This superb bathroom has been completely tiled to the walls and floor to create a modern backdrop to the room. The recessed area is painted to create a complementary contrast. The white suite comprises of a wall mounted sink, a fitted bath with a wall mounted over bath shower and a back to wall toilet. A window to the rear allows in natural light whilst the recessed ceiling downlights allow for a bright, clean look. Additional features include an extractor fan and a wall mounted radiator.





Third Bedroom

4.376m x 2.571m (14'04" x 08'05") Finished with a neutrally coloured carpet to the floor, this room has a cheerful design with one feature wall and neutral tones to the remaining walls. A double window to the front allows natural light to fill the space. A ceiling light, power points and a radiator are provided.

Fourth Bedroom

3.502m x 2.565m (11'06" x 08'05") This wonderful room is currently used as a study. Decorated with modern halfheight panelling to one wall, neutral tones to the remaining walls and a carpet to the floor. Windows to the rear bring in natural light, with a radiator positioned beneath for warmth. The layout allows for a variety of uses, with space for freestanding furniture alongside power points for convenience.

Rear Garden

Landscaped with a well-maintained lawn, providing a blank canvas for any buyer. The garden is fully enclosed with a timber fence, offering privacy, with a tree lined rear outlook. A paved patio sits directly outside the property, providing an ideal space for outdoor seating.





Additional Items

Tenure: Freehold. Council Tax Band: F. Factor Fee: Annual charge of £292 in 2025. There is unrestricted parking to the front of the property. All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWINGS

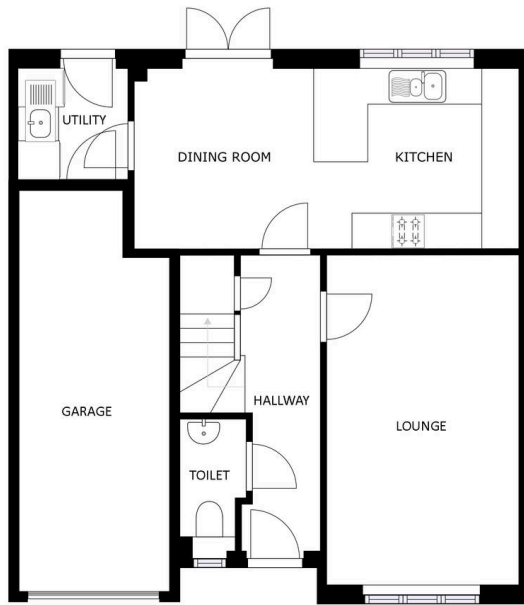
Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

CONSUMER PROTECTION UNFAIR TRADING REGULATIONS

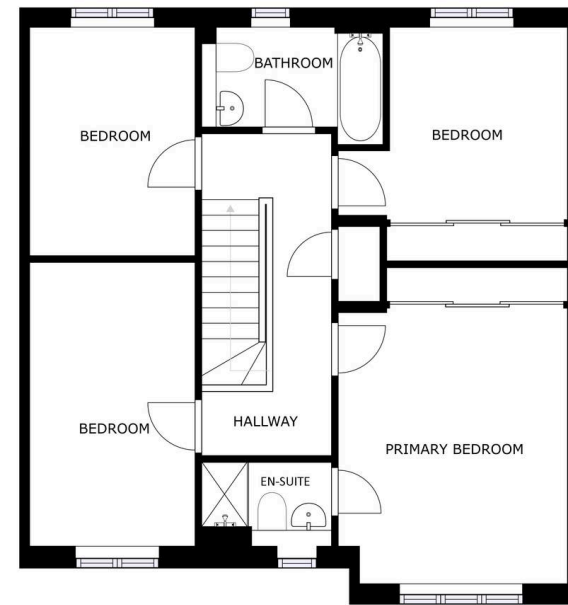
Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared based on information provided by our clients. Nevertheless, the internal photographs may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Prospective purchasers should make their own enquiries - no warranty is given or implied.



FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 55.84 m², FLOOR 2: 72.15 m²
 TOTAL: 127.99 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 55.84 m², FLOOR 2: 72.15 m²
 TOTAL: 127.99 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.